

Consultation Response from KC, Conservation & Design**2023/91236 & 2023/91237 - White Syke Farm, Marsden Lane, Marsden, Huddersfield, HD7 6AF****Erection of lean-to carport to western gable end (Listed Building)****Listed Building Consent for erection of lean-to car port to western gable end****Date Responded: 27.06.2023****Responding Officer: Sebastian Pickles****Responding Ref:**

The application relates to the Grade II White Syke Farmhouse. White Syke is a lovely example of an early 19th-century Farmhouse and attached barn. The House and Barn form a long linear plan form, which is seen in other local examples with attached farmhouses and barns.

The site has undergone a series of changes and adaptations, some of which have been more recent. Looking at the archive images of the site from the 1980s at the time the building was listed, the end gables were formerly rendered. This was not uncommon for exposed gables to be rendered, it is however clear this was done in cement. Looking at the site today, the elevations are bare exposed stone.

The proposal being considered is for the addition of a timber framed carport to be attached to the western elevation, which as noted is bare stone. The elevation has little in the way of any architectural detailing, however with the type of building this is not unusual. There is a small window opening to the ground floor, which is a more recent opening.

The submitted detail states the carport is required for the storage of vehicles. We are not entirely convinced that this is necessary or a sound justification. However, we do accept that removing the visual presence of vehicles may have some minor benefits.

The proposed structure would be of a lean-to construction, with the main frame constructed using oak posts. This would essentially be an open structure. To the side furthest from the building the plans show a stepped dwarf wall, which is noted as being a retaining garden wall. There is limited detail for the materials and finish of the wall. We would ask for further detail to be provided for the stepped wall, so as to ensure the detail is acceptable. We consider that it would be appropriate for this to be a drystone wall to tie in with the vernacular and character of the site.

The roof is stated as being constructed in timber shingles. We understand the rationale behind this in terms of keeping the structure lightweight, however, we are not convinced that this will blend with the character and setting of the building. We are of the view that the roof should be finished in natural stone slates to match the roof of the host Farmhouse and attached Barn.

Overall, Conservation considers that the proposed carport will have a degree of impact on the setting of the listed farmhouse. The structure would be visible on the approach along Marsden Lane. However, given the nature of the structure and its more lightweight and open form, we consider the structure could be acceptable. This is however subject to the additional detail for the stepped dwarf wall and amendments to the roof finish, as set out in the main comments.

Subject to these additional details and amendments being submitted, the proposals would be considered to meet the tests of LP24 and LP35 of the Local Plan and section 16(2) of the Planning (Listed Building and Conservation Areas) Act.